

SUMMARY OF GROUNDS FOR OBJECTING TO PLANNING APPLICATION PL03/1407 AT 132-172 SMITH STREET AND 63-71 LITTLE OXFORD STREET COLLINGWOOD

Design & Zone Considerations

The scale of the proposed building project is completely disproportionate to the surrounding neighbourhood, both in terms of the commercial nature of Smith Street and the adjoining residential areas. It would also appear that there has been negligible consideration given to the predominantly residential nature of the mixed zone use of the surrounding areas.

Traffic Management

Current traffic flow along Peel, Little Oxford and Stanley Streets could be increased by at least a factor of 10. The effect of this change will flow onto all of the surrounding streets, many of which were never designed for this level of activity. Local street parking will be affected, and an the influx of cars to the area will be stimulated by large commercial car park facilities which are part of the proposal.

Heritage Issues

The proposed development lies entirely within the Smith Street Heritage Precinct and calls for the demolition of potentially significant structures. These are presently hidden from view by hoardings that have never been properly assessed for conservation. The size and architectural character of the proposal potentially jeopardizes the integrity of the entire heritage precinct.

Environment and Pollution

There are a number of environmental concerns with a development of this size, in terms of noise (commercial equipment, traffic etc.), additional lighting and air quality. These will have significant impact on surrounding residences, as well as the buildings, with the potential for future litigation.

Erosion of Neighbourhood Character

The intrusion of huge chain stores – inevitably accompanied by area rent increases and the disappearance of independent local shops catering to a wide range of incomes – will impact forever the diversity and character of Melbourne's 'only truly bohemian shopping strip.' This impact will jeopardize Smith Street's future.

Loss of Amenity

The scale of this development impacts local residential and commercial buildings through severe loss of natural light and privacy.

Infrastructure

Questions arise as to State and Local Government's ability to upgrade existing infrastructure to meet future demand caused by a development of this size. Not only are utility supplies and road construction affected, but increasing public transportation facilities are not specifically addressed by either the proposal or by new planning guidelines.